

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, November 28, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Brian Morales, Jim Peyton, Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, Kevin Todd, Tom Higgins, and Attorney Brian Zaiger.

Smith moved to approve the **October 24, 2005** minutes as presented.

Spoljaric seconded, and the motion passed by voice vote.

Buchheit reviewed the Public Hearing Rules and Procedures.

Sanders arrived at 7:04 p.m.

Kelleher arrived at 7:04 p.m.

Salzman stated there are two items on the agenda set for Public Hearings tonight; additional information has been submitted which changes these public hearings. He stated that under Old Business, 0509-PUD-04, text amendment for the Westoak PUD; petitioner has provided written request to withdraw that petition.

Salzman also stated that 0511-REZ-05, second item under New Business, was erroneously shown as requiring a public hearing and should be shown as continued to the January Plan Commission meeting.

CONSENT AGENDA

0511-SFP-25 **937 East 191st Street.** Sycamore Village Development, Inc. requests Final Plat approval of the Villages of Sycamore on the Monon, Section One, 26 lots on 47.196 acres, zoned PUD.

Sanders asked if the outstanding issues on this petition had been resolved.

Salzman responded to all outstanding issues which have been resolved.

Smith moved to approve 0511-SFP-25 with the following conditions:

1. That the petition complies with any requirements of the Westfield Public Works Department, and
2. That the petition complies with any requirements of the Hamilton County Surveyor's Office, and
3. That these conditions be satisfied prior to the final plat being recorded.
4. That all landscaping plans will be confirmed before signing off.

Peyton seconded and the motion passed 7-0-2 (Sanders, Stevenson).

Stevenson arrived at 7:16 p.m.

OLD BUSINESS

0510-DP-33 & 0510-SIT-25 **14641 U.S. 31 North.** Simon Properties requests development plan and site plan approval of the renovation of an existing commercial structure and the construction of a new restaurant facility in the SB-PD District.

Horkay recused himself from this item.

Mr. Tom Garvey, Simon Property Group, presented the details of the request, which is the redevelopment of an existing structure.

Thomas asked if it was possible to turn the dumpsters to open northeast rather than the northwest.

Sanders expressed concern about the interior service corridor.

Morales commented on the light poles to the south of the building and asked if it is possible to add a third to the edge of the parking lot to the far south.

Garvey responded if there is a dark area, they will look at that area and try to brighten it up.

Sanders asked the square footage of the building; the dimensions on each side.

Garvey responded 150' by 120'.

A Public Hearing opened at 7:48 p.m.

No one spoke, and the Public Hearing closed at 7:49 p.m.

Kelleher moved to approve 0510-DP-33 with the following conditions:

1. An amended landscaping plan, depicting the proposed utility installation as being completely enclosed and screened, shall be provided prior to the issuance of an Improvement Location Permit.
2. A revised compliant lighting plan, subject to staff approval, shall be provided prior to the issuance of an Improvement Location Permit.

Smith seconded, and the motion passed 7-0-1 (Sanders).

Kelleher moved to approve 0510-SIT-25 with the same conditions as 0510-DP-33.

Peyton seconded, and the motion passed 7-0-1 (Sanders).

NEW BUSINESS

0511-DP-36 & 0511-SPP-10 **Southeast corner of Ditch Road and West 169th Street (no address assigned yet).** Logan Limited requests Development Plan and Preliminary Plat approval of the Maplecrest subdivision, 56 lots on 32.456 acres, zoned SF-2, on Lot 5 of the Southoak PUD.

Mr. Charlie Frankenberger, Nelson & Frankenberger, introduced Dennis Olmstead and Roger Kessler and presented details of the request which is to develop the real estate at its existing zoning and further stating full compliance with all requests, conditions, and requirements presented in the staff report.

Salzman discussed the 169th Street issue.

Spoljaric asked how the common areas and open space was calculated and expressed her distaste of the layout of the common area and what is being proposed and the lack of true amenities.

Frankenberger explained the common area and open space calculations.

A Public Hearing opened at 8:30 p.m.

Ms. Judy Moon asked about the buffer plans and the location of the pond.

Ms. Gloria Ackerson asked about her options about 169th Street being closed if any.

Mr. Jack Bonham against the layout of the property and made a plea for the developers to work a little harder at being more creative in their design.

The Public Hearing closed at 8:42 p.m.

Sanders suggested there were some outstanding issues with the abutting property owners and asked if Charlie wanted to address them or have the Commission address them.

Frankenberger proposed extending a 20 foot buffer, the entire length, and put the required buffer plantings in there which are five shrubs and one evergreen tree per 30 feet.

Salzman responded the 40' buffer required along Ditch Road would also be required along the south property line and any modification of that would require a variance.

Thomas asked Frankenberger if a continuance to January would affect the project's timelines stating that many of these issues may be resolved by that date.

Frankenberger proposed 40' buffer, required tree plantings, and no prohibition against putting a fence in the buffer.

Spoljaric added this proposal is lacking open space and amenities, and it does not appear to be the best design.

Kelleher moved to approve 0511-DP-36 with the following conditions:

1. An amended landscaping plan depicting the required 44 road frontage trees along 169th Street (should be provided prior to the approval of a final plat for the Maple Crest subdivision); and,
2. An amended landscaping plan depicting compliant buffer yards along Ditch Road and the southern property line (should be provided prior to the approval of a final plat for the Maple Crest subdivision); and,
3. An amended lighting plan, depicting fixtures in compliance with the terms of the Lighting Ordinance, should be provided prior to the approval of a final plat for the Maple Crest subdivision (should be provided prior to the approval of a final plat for the Maple Crest subdivision); and,
4. An amended circulation plan depicting the required 8 foot asphalt path along 169th Street (should be provided prior to the approval of a final plat for the Maple Crest subdivision).

NOTE: Petitioner should verify compliance with the building orientation and building standards.

Sanders seconded, and the motion passed unanimously.

Sanders moved to approve 0511-SPP-10 with the following condition:

- That all conditions attached to the associated Development Plan Review shall be satisfied prior to the recording of any secondary plat.

Kelleher moved to delegate final plat approval to staff.

Smith seconded, and the motion passed unanimously.

Committee Reports

Comprehensive Plan Review Committee: Peyton gave an overview; meeting again on December 7 with an additional conceptual plan, issues outstanding are still density, lot sizes, lot setbacks, open space as it relates to the church, amenities, corner lot uses and how they pertain to setbacks, alleyway concept, and traffic patterns.

Standards Committee: Higgins reported with the Comp Plan being in the situation it is in, major zoning ordinance rewriting is not appropriate at this time, but cleaning up what exists is what they will focus on.

Comprehensive Plan Amendment Process: Buchheit reported stating at the last meeting the consulting team charged Mr. Plankis with setting up a temporary committee to try to define the character of the area and to come up with some descriptive text for that. Next meeting will be Thursday, December 8, at 7:00 p.m. at Oak Trace Elementary.

Salzman announced the Comprehensive Plan Subcommittee will not be meeting on December 21.

The meeting adjourned at 9 p.m.

President

Secretary